



ENVIRONMENTAL REVIEW PACKET AND CHECKLIST PROJECTS SUBJECT TO DESIGN REVIEW

City of Sequim:

Value of Project		Fee
\$0 - \$250,000	=	\$600
\$250,001 - \$500,000	=	\$825
\$500,001-\$1,000,000	=	\$1,540
\$1,000,000+	=	\$2,645

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non project Proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (Part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

SEPA Review Process

1. A minimum of two (2) sets of stamped, legal size envelopes will need to accompany the application submittal. The applicant will need to obtain mailing labels for all adjacent property owners within a 300 foot radius of the subject property. See *Instructions for Obtaining Address Labels* on page 3 of this application.
2. Upon acceptance of an application by the City, you will receive a “Determination of Completeness” (DOC) within 28 days of the submittal of your application stating whether your application is complete or not complete.
3. A “Notice of Application” (NOA) will be published and sent to adjacent property owners for comment. The NOA will be issued within 14 days after a DOC is made. You will be required to post a “Notice Board” (see the attached example) on the property in conformance with Section 20.01.140 of the Sequim Municipal Code. An “Affidavit of Installation” shall be submitted to the City that the “Notice Board” has been installed on the property. The “Notice Board” shall be installed on the property on or before the date the NOA is published in the paper.
4. The SEPA determination will be issued after the comment period for the NOA has expired. Notification of the SEPA determination will be in the same manner as a NOA.
5. If a public hearing is required before the Planning Commission, Board of Adjustment, or the City Council for the permit or action requested, notification will be done in the same manner as with a NOA and SEPA determination.
6. A “Mitigated Determination of Nonsignificance” (MDNS) or a “Determination of Nonsignificance” (DNS) will be published and sent to property owners within 300 feet of the subject property and to all “Parties of Record”. The MDNS or DNS will be sent within 90 days from the issuance of the DOC. The applicant can request advanced notification if a “Determination of Significance” (DS) is being considered by the City.
7. The “Notice Board” shall be removed within 30 calendar days of the publication of the Notice of Decision (NOD).

INSTRUCTIONS FOR OBTAINING ADDRESS LABELS

****Please Note – Mailing labels with adjacent property owner addresses may only be purchased from Clallam County or prepared by a licensed title company. Mailing labels shall be on a 30 label per page format. Tax Assessor's map(s) showing the 300 foot radius around the exterior property lines of the proposal shall be submitted with the application.***

REMINDER:

Envelopes and postage shall be provided by the applicant. A copy of the labels shall be made before individually placing them on stamped legal sized envelopes (9 ½" x 4 ½") with the City's return address. A City of Sequim rubber stamp will be provided to the applicant upon request for the return address. **(NO METERED MAIL)**

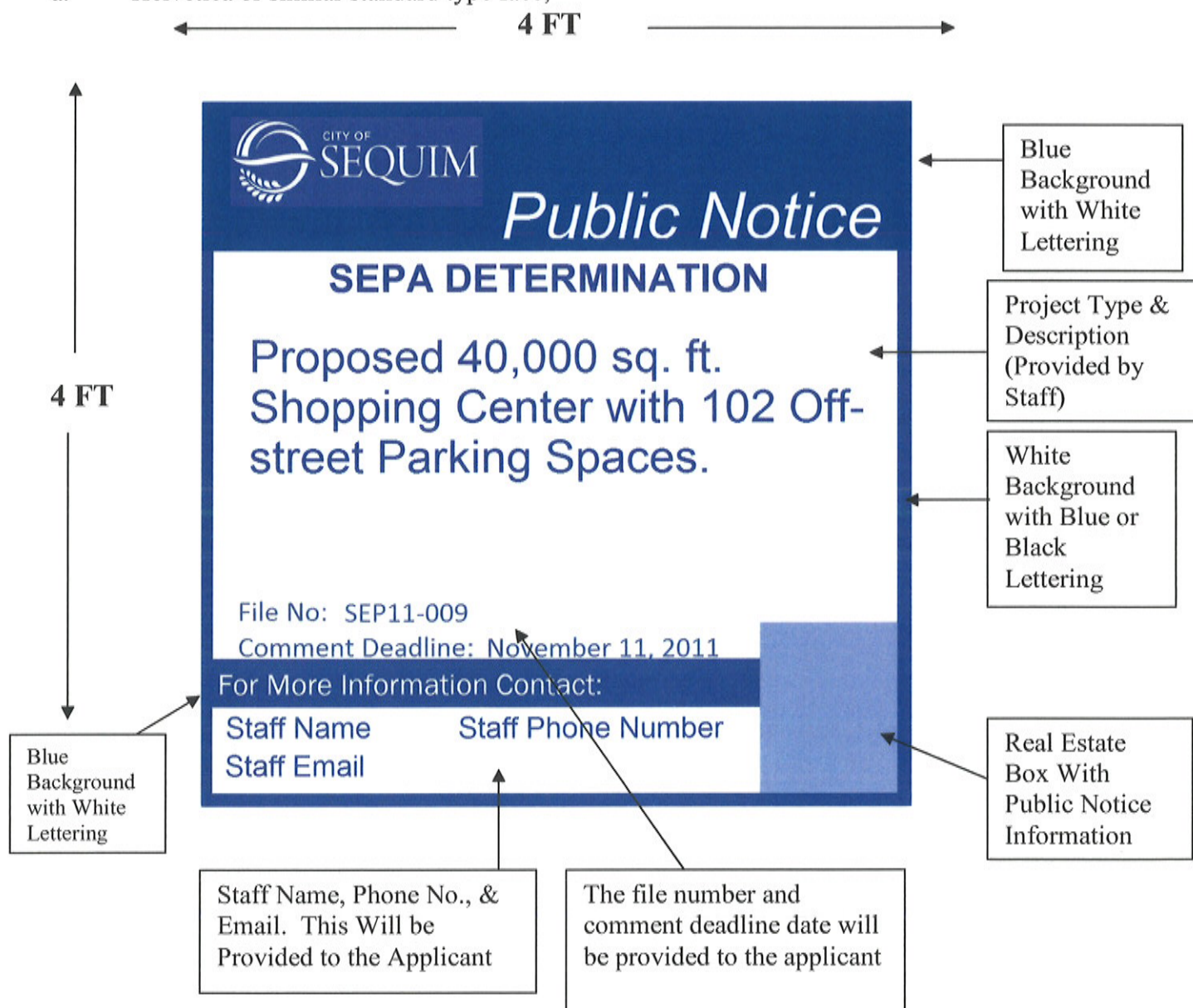
RETURN ADDRESS:

City of Sequim
Dept. of Community Development
152 W. Cedar St.
Sequim, WA 98382

NOTICE BOARD

The notice board shall be four feet (4') by four feet (4') and shall have a sky blue background with white lettering for the City logo, "Public Notification", and contact information. Project lettering, stating the land use/project action shall be blue or black on a white background. Lettering size shall be the following (the illustration below is an example. The type of action, dates, and all pertinent information will be supplied by the City):

- a. Helvetica or similar standard type face;



SUBMITTAL REQUIREMENTS

	Plan Submittal Requirements	Applicant (Check if Provided)	Staff
1	A complete application with all required studies and submittal materials with electronic copies submitted on a flash drive.	<input checked="" type="checkbox"/>	
2	State Environmental Policy Act (SEPA) Checklist	<input checked="" type="checkbox"/>	
3	Title Report (no more than 120 days old) or other proof of ownership as approved by the City.	<input checked="" type="checkbox"/>	
4	Adjacent property owners' list for all properties located within a 300' foot radius obtained for Clallam County assessor's office or other source.	<input checked="" type="checkbox"/>	
5	A minimum of two (2) sets of stamped, legal size envelopes addressed to each property owner within 300 feet of the subject property with the return address for the City of Sequim DCD. A return address stamp is available for your use upon request. (NO METERED MAIL)	<input checked="" type="checkbox"/>	
6	One paper reduction of each oversized plan to 8 ½" x 11" or 11" x 17.	<input checked="" type="checkbox"/>	
7	3 Copies of an 18" x 24" or larger Site Plan map prepared by a Washington State licensed and registered land surveyor or equivalent to drawn at a horizontal scale of 50-feet or fewer to the inch, depicting the following items and required studies:	<input type="checkbox"/>	
8	Colored Elevation Drawings. Complete colored elevation drawings of all buildings showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include conceptual trim and cornice design and roof pitch. If landscaping is proposed to soften or mitigate architectural modulation or details, additional elevation drawings showing proposed landscaping shall be provided. Note which elevation is the north, south, west, and east elevation for all structures on-site; do not label as front, rear, or sides elevation.	<input type="checkbox"/>	
9	Equipment Screening. A description of how all mechanical and utility equipment will be screened.	<input type="checkbox"/>	
10	Color and Material Palette. The proposed schematic color and material palette for exterior siding, trim, cornice, windows and roofing of all proposed structures.	<input type="checkbox"/>	
11	A scaled vicinity map showing the relationship of the proposed development to existing streets and surrounding land uses, and indicating the location of any nearby bodies of water, wetlands, or other significant natural features. The vicinity map should indicate all structures located within 300 feet of the subject property	<input checked="" type="checkbox"/>	

12	Materials Board. Provide a Materials Board with samples of the proposed exterior surfaces.	<input type="checkbox"/>	
13	A Site Plan drawn to scale (1 in. = 20, or 30, or 40 ft.) showing, at a minimum, the following: a) Dimension and shape of lot with adjacent street names b) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings c) Adjacent street improvements, ingress and egress, parking layout showing the number of stalls and stall sizes d) Off-street parking calculations and requirements e) Gross floor area. f) Proposed phasing. g) Date, scale and north arrow. h) Boundary lines, right-of-way for streets, easements and property lines of lots. i) Fencing. The location and description of any proposed fencing. j) Location of all open spaces (existing or proposed).	<input checked="" type="checkbox"/>	
14	Critical Areas special studies where required by the Critical Areas Ordinance (SMC 18.80); for questions consult with the City of Sequim Planning Department.	<input checked="" type="checkbox"/>	
15	Preliminary Stormwater Drainage Plans , prepared consistent with the requirements of SMC Title 13.	<input checked="" type="checkbox"/>	
16	Estimated quantities of fill exported and imported to the site.	<input checked="" type="checkbox"/>	
17	Preliminary Site Section Drawings. Section drawings which illustrate existing and proposed grades.	<input checked="" type="checkbox"/>	
18	Preliminary Grading Plan. An accurate topographic map of the property, delineating contours, (existing and proposed) at two-foot intervals. The plan shall indicate all proposed cuts, fills, and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and impervious surfaces.	<input checked="" type="checkbox"/>	
19	A circulation plan indicating the proposed movement of vehicles, goods, and pedestrians within the development and to and from adjacent public arterial, collectors or roadways. Any special engineering features and traffic regulation devices needed to insure the safety of this circulation plan shall be shown.	<input type="checkbox"/>	
20	Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200' feet of the proposed project.	<input checked="" type="checkbox"/>	

21	Location, extent and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance. Show the location of Garry Oaks regardless of diameter.	<input checked="" type="checkbox"/>	
22	Tree Retention Plan. A landscape plan showing the species, size and location of all significant natural vegetation to be retained on the property.	<input type="checkbox"/>	
23	Lighting and Signage. A photometric plan identifying location and height of proposed parking lot, pedestrian and/or building security light structures and poles. Sign type and location shall be identified. A separate City of Sequim sign application will be required for additional sign information.	<input type="checkbox"/>	
24	Copies of any existing and/or proposed deed restrictions or covenants.	<input checked="" type="checkbox"/>	
25	Preliminary Utility Plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal, including utilities proposed in critical areas, critical area buffers and natural vegetation retention areas.	<input checked="" type="checkbox"/>	
26	Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.	<input checked="" type="checkbox"/>	
27	Preliminary landscaping plans. A plan showing the species, size and location of all existing indigenous and native trees eight inches in diameter or larger, and other significant shrubs, groundcovers, and ornamental grasses within the property subject to the application. This plan must also include all proposed new landscaping.	<input checked="" type="checkbox"/>	
28	The name of the project.	<input checked="" type="checkbox"/>	
29	Legal Description of the entire parcel.	<input checked="" type="checkbox"/>	
30	Accessories, Where Applicable. The location of all outdoor furniture, trash receptacles, recycling areas, bicycle racks and other accessories.	<input checked="" type="checkbox"/>	

*****The City of Sequim Department of Community Development may require additional information necessary for decision making purposes. *****

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Mariner's Outlook Phase III

2. Name of applicant: [\[help\]](#)

Mariner Investors

Attn: D. Andrew Unkefer

3. Address and phone number of applicant and contact person: [\[help\]](#)

C/O Multiprop, Inc.

6676 Gunpark Drive, Suite D

Boulder, CO 80301

Contact: Andrew Unkefer, Owners Number: (303) 579-7769,

Office Number: (303) 516-1001

4. Date checklist prepared: [\[help\]](#)

January, 2021

5. Agency requesting checklist: [\[help\]](#)

City of Sequim

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction of Phase I site improvements to begin May 2022 and be complete August 2022. Phase II improvements are anticipated to be completed in 2023. Phase III improvements are anticipated to be completed in 2024. Phase IV improvements are anticipated to be completed in 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No additions or expansions are planned beyond the proposed phased development noted above.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A wetland study was performed to verify the presence/absence of a wetland that was identified on a City of Sequim wetland inventory map in the northwest portion of the property to be developed. Based on the study by W. David Loggy of Loggy Soil and Wetland Consulting it was determined that no wetland exists on the property to be developed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Preliminary Plat Approval through the City of Sequim
Site Construction Permit through the City of Sequim
Construction Stormwater General Permit (DOE)

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This proposal is for a major subdivision which will result in the creation of eighty two residential lots and four open space areas. These lots will be utilized for residential uses. The total project area is approximately 29.81 acres. The residential lots will encompass approximately 19.11 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposal is located on Parcels 03-30-27-239050, 03-30-27-249080, 03-30-27-210180, 03-30-27-210140, 03-30-27-210130, 03-30-27-210125, and 03-30-27-210050. These parcels are located on the west side of West Sequim Bay Road and a majority of the property lies on the north and west sides of Mariner View Drive with three proposed lots on the east side of Mariner View Drive. The properties lie in Section 27, T30N, R3W, WM

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

The site generally slopes to the northeast at grades of 4-12%. Slopes directly adjacent to West Sequim Bay Road are steeper (30%+/-) in part due to the existing cut slope along West Sequim Bay Road. Slopes along portions of the south property line also contain slopes of approximately 30%.

(check one): ☐ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, ☐ other

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope onsite is 30% and located adjacent to West Sequim Bay Road.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The NRCS soils survey classifies the onsite soils as Yeary gravelly loam. Typical soil profile for these soils is: 0-7" of gravelly loam, 7-38" gravelly loam & gravelly clay loam with a restrictive layer (till) at 38". Site investigations found soils generally consistent with the mapped soil types with some exceptions. A small area of undocumented fill was encountered in the northeast corner of the site adjacent to West Sequim Bay Road and some more gravelly sandy soils were encountered in a band running east to west along the northern portion of the site. Additional information on soils and testing results can be found in the geotechnical report submitted along with this checklist.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

There will be approximately 17,000 c.y. of cut and 8,500 c.y. of fill as part of this project. The excavated material will be primarily from the construction of new roadbase for the construction of the on-site roadways and the construction of a stormwater

detention pond. Fill will be need for the creation of the on-site roads and sidewalks. Onsite material will be utilized for fill to the maximum extent practical. Gravel roadbase material must be imported for the construction of the on-site roads and will be sourced from a local pit (the pit location is unknown at this time).

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes. Construction of this project will require exposing soils to install utilities, construct a stormwater detention pond, and construct the on-site road. As a result, erosion of the exposed soils could occur.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The impervious coverage of the project site will be approximately 43%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Downstream properties will be protected through the use of silt fence, temporary sediment ponds and inlet protection. Soil disturbance will be limited to only that amount necessary for completion of the project and the time soils are left exposed will be minimized. All exposed and unworked soils will be stabilized within 7 days during the dry season (May 1 -September 30) and 2 days during the wet season (October 1 - April 30).

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Dust may be generated from construction activities as well as exhaust from construction equipment. There will be no emissions associated with this project after completion.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

CONSTRUCTION EQUIPMENT WILL BE PROPERLY MAINTAINED. WATER TRUCK TO BE USED DURING CONSTRUCTION TO CONTROL DUST AS NEEDED.

3. **Water** [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

NONE

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff from the lots will be conveyed through a system of swales, curb and gutter, catch basins and piping to a proposed detention ponds and treatment facilities. Discharge from the site will be discharge into the existing roadside ditch along West Sequim Bay Road which discharges to Johnson Creek then West Sequim Bay.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Yes. The site will capture water runoff from the site which currently sheet flows onto the properties to the north and east of the project and re-direct it to the stormwater conveyance system and detention pond prior to discharging to West Sequim Bay Road. The natural drainage path will actually be restored in a future phase when runoff from West Sequim Bay Road is routed into its natural basin and outfall location as noted in item 1 above.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Runoff from the first and second phases of the development will be treated through the use of filter strips (compost amended grassy areas) located along the drainage route to the proposed detention pond. In the final phases of the project runoff will be routed to the detention pond with a filter cartridge system located on the discharge side of the detention pond to provide treatment.

The detention pond will control peak flow rates and meet the flow control performance standard as required by the Stormwater Management Manual for Western Washington (DOE, 2014).

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The main developed portion of the site is grass and pasture and portions will be removed for the proposed improvements.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

All exposed soils will be hydroseeded to provide grassy cover for the site. No additional landscaping or enhancements are planned at this time except for street trees as required by Sequim codes.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan Blackberrys are known to be present on site.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Elk, deer, hawk, songbirds

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

The project is located within the management buffer area for the Northern Spotted Owl (*Strix occidentalis*).

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

NONE

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

6. **Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity for the residential needs (heating, cooking, lighting) of completed project will be supplied by the Clallam County PUD #1. Currently the PUD obtains their energy from the following sources: 87% Hydroelectric, 11% Nuclear, 1% Coal, 1% Natural Gas.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None.

Future plans for each residence will require conformance with the current Washington State Residential Energy Code which includes energy saving requirements and features.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Vehicle noise from West Sequim Bay Road and Mariners View Drive. No adverse impacts are anticipated.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Noise associated with construction will be limited to equipment (excavators, dump trucks, bulldozer, sawcutter, etc.). This work will be limited to normal working hours

and will only be for the duration of construction. There will be no longterm noise affects created by this project apart from typical residential noise (passenger vehicles, conversation, etc.)

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction equipment will be properly maintained. No proposed measures to reduce noise impacts at completion of development as they will be typical of a residential development

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

It is anticipated that this project will not affect the current land uses on nearby or adjacent properties. The site is currently vacant but is zoned R4-8 (Single Family Residential). The property to the west, south, and north of the site is also zoned R4-8. The property east of the project is located with the Sequim Urban Growth Area and are zoned R-II (Sequim Urban Residential-II). The R4-8 and R-II zoning areas are similar in terms of allowed uses and density.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R4-8 (Single Family Residential)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation of the site is Residential Use.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

A possible class 4 wetland was noted on the site per the City of Sequim Wetland Inventory Map. A wetland study was performed by Loggy Soil and Wetland Consulting. This study found that no wetland existed on the property.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 164 people will reside in the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The planned project use is consistent with existing and project land use and plans as for residential use. The construction of a shared use pathway through the site will enhance recreational opportunities in the area consistent with the City of Sequim's Transportation Master Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

82 single family residential units will be provided. These units are planned to be middle to high income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Approximately 25 feet above finished grade. The principal exterior building material will be fiber cement siding with wood trim. Roofing will be architectural composite shingles.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The project will produce light typical of single family residential uses, security lighting and street lighting will occur at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Existing off-site residential sites have security lighting. There is also off-site light from vehicle traffic along West Sequim Bay Road and Mariners View Drive. No impact is anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

John Wayne Marina and the Olympic Discovery Trail are located in the general area.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Available GIS data was reviewed along with a site inspection

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

No specific measures proposed. In the event that any cultural or historical resources are discovered during construction the construction will be halted and the State Historical Preservation Office (SHPO) and the City of Sequim will be notified. No construction will resume until notified by SHPO that such resources have been properly documented

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Site is served by West Sequim Bay Road and Mariners View Drive. Lots will discharge to Mariners View Drive and developed roads within the development. A second entrance onto West Sequim Bay Road will be constructed in a future phase.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, Clallam Transit operates route 52 along West Sequim Bay Road adjacent to the development.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will provide on-street parking along one side of the proposed roads within the development. No existing parking spaces will be eliminated by this project.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

THE PROPOSAL INCLUDES CONSTRUCTION OF A SHARED USE PATHWAY (PEDESTRIAN AND CYCLING) THROUGH THE PROJECT SITE INTENDED TO EXPAND THE RECREATIONAL OPPURTUNITIES ALONG WEST SEQUIM BAY.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Approximately 774 trips per day will be generated by the completed project, with a peak volume of 81 trips per hour between 4 and 6 p.m. on weekdays. The percentage of trucks generated by truck traffic created by this project is negligible. This data is based on the traffic study by Jake Traffic Engineering, Inc. using the Trip Generation Manual (Institute of Transportation Engineers, 10th Edition).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, additional public services will be required for fire, police, public transit, health care, etc. Since the subdivision will likely mostly serve retirees moving to Sequim school impacts will be negligible.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities [\[help\]](#)

- a. Check the utilities currently available at the site: [\[help\]](#)

☒ electricity, ☐ natural gas, ☒ water, ☒ refuse service, ☒ telephone, ☒ sanitary sewer, ☐ septic system, ☐ other _____

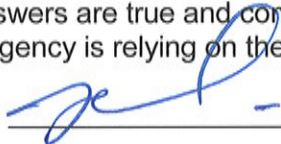
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Sanitary sewer service will be supplied by the City of Sequim. There are existing sanitary sewer lines in Mariners View Drive and new sewer mains will be constructed to route sewage to the existing sewer main in Water View Drive to the west. Water service will be provided by the City of Sequim. A water main extension will be required to connect to the existing main in Water View Drive to the west. Electrical service will be provided by the Clallam County PUD. Services to each lot must be installed as part of this project. Telephone service will be provided by Century Link. Telephone services to each lot must be installed as part of this project.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

 - Zenovic & Assoc, Inc

Name of signee Tracy Gudgel, P.E.

Position and Agency/Organization Principal Engineer, Zenovic & Associates, Inc.

Date Submitted: August 3, 2021

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

DATE CHECKLIST RECEIVED: _____

RECEIVED BY:

**STATEMENT UNDER PENALTY OF PERJURY REGARDING PLACEMENT OF
PUBLIC NOTICE SIGNS**

In re: Sign Posting for application(s) _____

COMES NOW the undersigned, and hereby certifies (or declares) under penalty of perjury that the below statements are true and correct, to the best of my knowledge and belief.

1. My name is _____ and I am over the age of 18 and competent to testify herein.
2. I am the _____ (title) of _____ (agency), and authorized to represent _____ (agency) on the above-referenced applications.
3. The public notice signs were placed for application(s) _____.
4. I placed the public notice sign at the following location: _____.
5. I placed the public notice sign(s) on _____ (date) for at least 30 days for public comment.
6. I placed the sign at least 30 days prior to the date of predecision hearing.
7. The sign remained in compliance with the Sequim Municipal Code, Chapter 20.01, and said sign or signs were maintained in good condition during the notice period.
8. The text on the sign(s) posted is/are attached as Exhibit A (pdf of the sign posted).

Signed under penalty of perjury under the laws of the State of Washington, at _____ (city), Washington, on the ____ day of _____, 20____.

Name

Title